

153.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

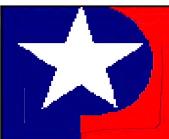
836,200 / 836,200

USE VALUE:

836,200 / 836,200

ASSESSED:

836,200 / 836,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		EUSTIS ST, ARLINGTON

Legal Description		User Acct
		101838
		GIS Ref
		GIS Ref
		Insp Date
01/20/18		

OWNERSHIP

Unit #:

Owner 1: PORTEOUS DAVID J/REBECCA B

Owner 2: -

Owner 3: -

Street 1: 14 EUSTIS ST

Street 2: -

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PORTEOUS DAVID J/REBECCA B -

Owner 2: -

Street 1: 14 EUSTIS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2562 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
PORTEOUS DAVID	50270-490	10/26/2007	Family
COLLINS RICHARD	43238-76	7/7/2004	
	11580-249	10/1/1968	
			No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/3/2011	798	Siding	37,500					REMOVE SIDING / CH	1/20/2018	Meas/Inspect	HS	Hanne S
9/1/2005	796	Porch	15,500	C		G7	GR FY07	frt ofp & side sta	10/28/2008	Meas/Inspect	345	PATRIOT
									11/8/2004	MLS	MM	Mary M
									12/16/1999	Mailer Sent		
									11/22/1999	Measured	264	PATRIOT
									12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 1	Rating: Good	SCUTTLE.												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average													
Foundation: 2	- Conc. Block			A 3QBth	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating:													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:			%	OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good													
Color: BLUE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1931	Eff Yr Blt:			Location:														
Alt LUC:				Total Units:														
Jurisdct: G7	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:	%				Interior:	1	10	4						
Sec Int Wall: 1	- Drywall			Economic:	%				Additions:									
Partition: T	- Typical			Special:	%				Kitchen:									
Prim Floors: 3	- Hardwood			Override:	%				Baths:									
Sec Floors: 4	- Carpet			Total:	18.6 %				Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 130.00				Heating:										
Bsmnt Gar: 1				Size Adj.: 1.20263159				General:										
Electric: 3	- Typical			Const Adj.: 0.97757620				Totals	1	10	4							
Insulation: 2	- Typical			Adj \$ / SQ: 152.836														
Int vs Ext: S				Other Features: 88899														
Heat Fuel: 2	- Gas			Grade Factor: 1.00														
Heat Type: 5	- Steam			NBHD Inf: 1.00000000														
# Heat Sys: 2				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 467028				Juris. Factor: 1.00	Before Depr: 152.84									
% Com Wal	% Sprinkled			Depreciation: 86867				Special Features: 0	Val/Su Net: 108.32									
				Depreciated Total: 380161				Final Total: 380200	Val/Su SzAd: 200.11									
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:				
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 153.0-0005-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: Total Special Features: Total:																		